

LOUDOUN COUNTY PLANNING COMMISSION

ACTION SUMMARY

WEDNESDAY, SEPTEMBER 22, 2010

6:00 P.M. WORKSESSION

LOCATION: PURCELLVILLE ROOM
Government Center
1st Floor

Commissioners Present: Robert Klancher, Chairman, Broad Run District; Kevin Ruedisueli, Vice Chairman, At Large; Erin Austin, Catoctin District; Glen Bayless, Sugarland Run District; Cliff Keirce, Dulles District; Peggy Maio, Blue Ridge District; Gigi Robinson, Leesburg District; Valdis Ronis, Potomac District.

Commissioner Absent: Helena Syska, Sterling District.

Staff Present: Julie Pastor, Director of Planning; John Merrithew, Assistant Director of Planning; Van Armstrong, Program Manager, Land Use Review; Miguel Salinas, Program Manager, Community Information/Outreach; Cindy Keegan, Program Manager, Community Planning; Planners: Marie Genovese, Ginny Rowen; William Marsh, Building and Development; Lou Mosurak, George Phillips, Office of Transportation Services; Nancy Bryan, Recording Secretary.

I. DISCLOSURES

- a. Ms. Maio had an e-mail exchange with Gladys Lewis on 9/13/10 regarding the Sign Ordinance; had several phone and e-mail exchanges with Greg Rapisarda regarding cell towers, one at Camp Highroad and one in St. Louis; attended a community meeting on 9/9/10 regarding the cell tower in St. Louis.
- b. Mr. Bayless had a voice-mail exchange with Charlie Jackson of Fox Gate on 9/22/10; on 9/22/10 had a meeting with T-Mobile representatives regarding a pending application for a tower on Rt. 637 and Jefferson Drive.
- c. Mr. Ruedisueli had a call from Scott Gustavson of Habitat for Humanity regarding the Lunette House.
- d. Mr. Ronis had a conversation with Charlie Jackson on 9/18/10 regarding the Fox Gate application to set up a follow-up meeting sometime in the next two weeks at a date yet to be determined; had an e-mail on 9/22/10 from Molly Novotny of Cooley regarding setting up a briefing meeting sometime next week for an upcoming application.
- e. Mr. Keirce went on a Loudoun Water tour on 9/9/10; had a meeting on 9/10/10 with Dave Culbert and Dave Anderson regarding the Lunette House; between 9/10 and 9/20 have received several dozen e-mails from Kirkpatrick Farms residents supporting the removal of the Lunette House; on 9/17/10 had an e-mail exchanged with Colleen Gillis Snow regarding Dulles World; on 9/17/10 had a meeting with Chris Rudy regarding the Lunette House; on 9/20/10 had a phone conversation with Dave Culbert regarding the Lunette House.
- f. Mr. Klancher had a meeting, since the last PC meeting, with the applicant's representative for the Dulles World application; had a conversation with the applicant's representative for Belmont Estates; had a conversation with the applicant's representative for Fox Gate.

II. WORKSESSION ITEMS

1. ZCPA 2010-0002, KIRKPATRICK FARMS – LUNETTE HOUSE

The Planning Commission forwarded ZCPA 2010-0002, Kirkpatrick Farms to the Board of Supervisors with a recommendation of approval subject to the September 22, 2010 Proffer Statement and with the attached Findings, amending Finding #2 to read “2. A monetary contribution offered by the applicants will advance future historic preservation initiatives.” And further, that the Planning Commission forward the recommendations included within the September 22, 2010 Planning Commission Worksession Memo as amended September 22, 2010. **(7-1-1, Keirce opposed; Syska absent).**

FINDINGS FOR APPROVAL:

1. The removal of the Lunette House is supported by the policies of the Heritage Preservation Plan which call for the dismantling and salvage of historic buildings when there is no longer a feasible use for the building and when the historic character, cultural setting and/or integrity of the building no longer exists.
2. A monetary contribution offered by the applicants will advance future historic preservation initiatives.
3. The overall development conforms to the land use policies specified in the Revised General Plan, which call for suburban residential development on the subject site. The application will not result in an increase in the number of units or residential density of the development.
4. The application will not increase the total number of vehicle trips associated with the development. Transportation improvements will be constructed in accordance with the approved plans for the development.

PLANNING COMMISSION RECOMMENDATIONS:

1. In lieu of the \$200,000 monetary contribution identified in the replacement proffer, the value of the proffer should be determined by a study to be conducted or directed by County Staff with a qualified third party, which will consider the value of the proffer relative to the proffered commitments from the applicant.
2. Funding from the proffer should be used for the establishment of a Heritage Resources Commission as envisioned in the policies of the Heritage Preservation Plan.
3. A Class A Restoration Contractor will dismantle the structure and salvage all useful exterior and interior materials and that said materials be made available locally for use within the County.
4. A professional narrative history of the Lunette House and related lands within Kirkpatrick Farms, which may also include the cemetery, will be prepared to document the history of the property to National Register standards by a qualified professional meeting the Secretary of Interior standards in the field of history or architectural history.

2. ZMAP 2002-0017, SPEX 2008-0026, SPEX 2008-0027, PARC DULLES II and ZMAP 2007-0001, ZCPA 2007-0001, SPEX 2008-0047, SPEX 2008-0048, DULLES TOWN CENTER

Discussion concluded a review of outstanding issues in the public hearing staff report and an update on new information for Parc Dulles II. Items for further discussion include the revised concept plan and proffers. Staff will provide a memo outlining issues discussed and resolved. The next worksession will be scheduled following review of the applicant's response to Commission and staff recommendations.

3. ROUTE 28 KEYNOTE EMPLOYMENT POLICIES CPAM

Items for further discussion include how success of the project will be measured; incentives being offered to consolidate parcels; incentives to draw people into the buildings; plan and strategy to obtain business; how residential becomes the driver; should mixed use be on Route 50 rather than Route 28; general use patterns; finer grid of roads; relocation corridors; creation of functional green space.